

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Howdys
The Huntington
Northmoor Road
Manchester
M12 4HP

Agent (if used)

Architecture & Interior Design Ltd
51 Coleshill Road
Birmingham
B36 8DT

Part 1 – Particulars of the application/development

Proposal: Conversion of former public house building to restaurant (Class E) with installation of extract canopy to rear and elevational alterations, including reconfiguration of the entrance of first floor apartments.

Location: The Huntington , Northmoor Road, Manchester, M12 4HP

Date of application: 6 August 2021

Application number: 129778/FO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, officers have engaged in discussion with the applicant's agent to ensure the appropriate arrangement of internal spaces and windows to minimise any impact of neighbouring residents. Additional detail have been sought and received relating to the configuration of the new access arrangement to first floor apartments. It is thereby considered that satisfactory information has been provided to assess the proposed development.

Condition(s) attached to this decision

1) The occupation of the ground floor retail use (Class E) shall commence not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 28 June 2021 and 3 November 2021:

Planning application forms

Existing site plan (with a red edge) Ref: 1.0 Rev A (including measures for external waste and recycling storage and cycle storage,, but notwithstanding the internal layout within the property at ground floor level)

Existing ground floor plan Ref: 2.0

Existing elevations Ref: 3.0

Proposed ground floor plan Ref:4.0 Rev B

Proposed first floor plan Ref: 4.1

Proposed elevations Ref: 5.0 Rev B

Huntington Public House Northmoor Road Longsight M12 4HP Design & Access Statement

Full Planning dated March 2021 by Architecture & Interior Design Ltd

Transport statement for proposed restaurant at The Former Huntington Public House site Northmoor Road Manchester M12 3HP Dated June 2021 Ref: JDA/JCD/362/1/1 by John Davies Associates.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 28 June 2021 and 3 November 2021:

Planning application forms

Existing site plan (with a red edge) Ref: 1.0 (notwithstanding internal layout of the premises)

Existing ground floor plan Ref: 2.0

Existing elevations Ref: 3.0

Proposed ground floor plan Ref:4.0 Rev B

Proposed first floor plan Ref: 4.1

Proposed elevations Ref: 5.0 Rev B

Huntington Public House Northmoor Road Longsight M12 4HP Design & Access Statement

Full Planning dated March 2021 by Architecture & Interior Design Ltd

Transport statement for proposed restaurant at The Former Huntington Public House site Northmoor Road Manchester M12 3HP Dated June 2021 Ref: JDA/JCD/362/1/1 by John Davies Associates.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The restaurant Class E use hereby approved shall not be open outside the following hours:

Monday to Sunday (including Bank Holidays): 11.00 am to 11.00 pm.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) No loading, unloading shall be carried out on the site, including waste collection, outside the hours of:

Monday to Saturday - 7:30 am to 8:00 pm
No deliveries/waste collections on Sundays/Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Before the occupation of authorised ground floor restaurant (Class E), a site management strategy shall be submitted to and approved in writing by the City Council as local planning authority. The authorised strategy shall include details of the arrangements for the stewardship of vehicles when accessing and egressing the site when undertaking deliveries and to safeguard pedestrian and other users of the car parking area and the dispersal of customers at the end of trading. The authorised servicing strategy shall be implemented upon occupation of the retail shop and maintained in situ thereafter.

Reason - In the interests of pedestrian and highway safety pursuant to SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

6) The restaurant use (Class E) hereby approved shall only be undertaken inside the premises and within the ground floor of the premises, with no external areas, including the car parking areas and forecourt, within the site to be used for the siting of tables and chairs for the purposes of drinking and dining at any time.

Reason - In the interests of residential amenity and to safeguard the character of the area pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) Before the occupation of the ground floor restaurant use hereby approved, elevational details of the 6 space cycle storage enclosure and related fencing, walls and railings to the west and north of the building, as shown on drawings ref: Existing site plan (with a red edge) Ref: 1.0, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be fully implemented

before the first occupation of the ground floor restaurant and maintained in situ thereafter.

Reason - To ensure the appropriate provision of secured cycle storage and in order to encourage the use of a sustainable mode of transport and in the interests of pedestrian and highway safety pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester

8) Before the occupation of the authorised ground floor restaurant (Class E), elevational details of the 6 space cycle storage enclosure and related fencing, walls and railings to the west and north of the building, as shown on drawings ref: Existing site plan (with a red edge) Ref: 1.0, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be fully implemented before the first occupation of the ground floor restaurant and maintained in situ thereafter.

Reason - To ensure the appropriate provision of secured cycle storage and in order to encourage the use of a sustainable mode of transport and in the interests of pedestrian and highway safety pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

9) Before the occupation of the development hereby approved , a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision of separate arrangements for the storage and collection of segregated waste and recycling relating to the respective restaurant (Class E) and apartments (Class C3). The submitted details shall include details of the position and appearance of lockable storage enclosures relating to the respective Class E and Class C3 uses and related storage capacities. The approved details shall be fully implemented prior to the first occupation of the respective Class E and Class C3 uses and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to ensure appropriate arrangements for the storage and collection of segregated waste pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

10) a) Before the occupation of the first floor apartments, a scheme for acoustically insulating the proposed residential accommodation against noise from Northmoor Road, Stanley Grove and the proposed ground floor restaurant (Class E) and any other identified noise source within the vicinity of the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

b) Upon completion of the development and before first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason- To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1 and DM1 of the Core

Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

11) Notwithstanding the detail of drawings referenced Proposed ground floor plan Ref:4.0 Rev B; Proposed first floor plan Ref: 4.1 and Proposed elevations Ref: 5.0 Rev B and before the occupation of the ground floor restaurant, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall include detail of colour treatment of the flue and the approved details shall be fully implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

12) Before the occupation of the authorised ground floor restaurant, details of any externally mounted ancillary equipment to be installed as part of the development, shall be related to a scheme of acoustical insulation, which shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The installation of any related external plant and equipment, including any required amendments to the extraction flue, shall be implemented in accordance with the approved scheme, which shall be maintained in situ thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

13) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing the specification siting and appearance of gates to manage access to the forecourt area adjacent to the Northmoor Road boundary. The development shall be fully implemented in accordance with the approved details prior to the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

14) a) Before the occupation of the ground floor restaurant and / or first floor apartments, any external lighting and or CCTV cameras required in relation to the development shall be related to a scheme to be submitted to the City Council as local planning authority detailing the position, specification and appearance of external lighting. The development shall be fully implemented in accordance with the approved details before the first occupation of the retail and / or apartments and shall be maintained in situ thereafter.

b) If any lighting installed as part of the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

15) Notwithstanding the detail of drawings ref: Proposed elevations Ref: 5.0 Rev B, the planning permission hereby granted does not confer consent for the display of advertisement signage and related structures.

Reason - For the avoidance of doubt and in the interests of the residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

The planning permission hereby granted does not confer consent for the installation of roller shutters.

It is recommended that the following security measures be incorporated into the development:

- i. All external doors and related ironmongery should be achieved a satisfactory security standard and any escape doors should be alarmed.
- ii. All windows should also be compliant with an appropriate security standard, including fittings and locks. Where necessary opening restrictors should be put in place. Curtain walling panels should include laminated glazing and should be securely fixed and non-opening.
- iii. All back-of-house/staff areas should not be publicly accessible and there should be a secure area for staff to store their belongings whilst at work.
- iv. Appropriate measure should be in place relating to cash storage and the provision of alarms.
- v. Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors/shutters. Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.
- vi. The development should incorporate a CCTV system to an appropriate standard and appropriately positioned to secure satisfactory surveillance
- vii. Any external bin store should be a secure, lockable and fire resistant enclosure and appropriately serviced.
- vii. The internal layout of the premises should maximise surveillance over customers and reduce the opportunities for criminal activity reflecting Design for Security guidance.

The required waste management details should include:

- i. Confirmation that the commercial use will not have access to the residential bin store;
- ii. Confirmation of a proposed commercial waste contract for the respective Class and Class C3 uses;
- iii. Calculations to demonstrate that the adequacy of the size and number of waste and recycling containers with reference to Council waste guidance for the Class E and Class C3 uses. Proposals for waste cooking oil disposal should also be provided.

Fume extraction - Additional information is required in relation to the extraction flue. A kitchen fume extract strategy should be provided that includes risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018.

It is recommended that consideration be given to the construction of a drainage system that reduces the risk of flooding and protects water quality.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Date: 7 January 2022

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A



The Coal
Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2021 until 31st December 2022